

**STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG**

**PLANNING & ZONING COMMISSION
February 3, 2021
5:30 P.M.**

On this the 3rd day of FEBRUARY 2021 the PLANNING AND ZONING COMMISSION convened in regular Session via Zoom with the following members present to constitute a quorum:

PRESENT: JANICE MENKING
BRENDA SEGNER
JEFF LAWRENCE
TIM DOOLEY
JIM JARREAU
JILL TABOR
STEVE THOMAS
DARYL WHITWORTH

ABSENT: CHRIS KAISER

ALSO, PRESENT: JASON LUTZ – Director of Development Services
GARRET BONN – City Engineer
DANIEL JONES – City Attorney
ANNA HUDSON – Historic Preservation Officer
SHELBY COLLIER – Development Coordinator

Janice Menking called the meeting to order at 5:30 P.M.

MINUTES

Jim Jarreau moved to approve the minutes of the January 2021 meeting and Brenda Segner seconded the motion. All voted in favor and the motion carried.

PUBLIC HEARING

Consider Z-2019 – Request by Nick Taylor with Simple as Dirt Engineering for a Conditional Use Permit per Section 5.400 of the Zoning Ordinance for the Following Uses: Condominium Residential and Townhouse Residential on a C1, Neighborhood Commercial Zoned Property, Approximately 14.6 Acres Located on the North Side of Keller Crossing Drive and South Milam.

Janice Menking recused herself and Tim Dooley acted as Chairman.

Motion to open Public Hearing made by Daryl Whitworth seconded by Jim Jarreau. All voted in favor and the motion carried.

Nick Taylor with Simple As Dirt Engineering presented the application. He stated it was the applicants desire to develop a condominium and townhome project that included multiple professional office spaces on Keller Crossing.

Motion to close Public Hearing made by Daryl Whitworth seconded by Jim Jarreau. All voted in favor and the motion carried.

Jason Lutz, Director of Development, stated Staff recommends approval of Phase I and II conditioned upon Sidewalks installed on both sides of the Residential development and Historic Review Board approval of the proposed demolition of an existing residence and ancillary structures.

A variance will also be needed for the cul-de-sac on Crestwood Circle which is currently proposed to be 733' in length. In accordance with section 6.12 of the Subdivision Ordinance, the maximum cul-de-sac length shall be 500'.

Jim Jarreau asked Anna Hudson, Historic Preservation Officer, if the Historic Review Board has had a chance to review the demolition of the residence. Anna stated the Board has not formally reviewed this project.

Brenda Segner stated it would be nice if the developer could retain more of the greenbelt along the Windcrest development.

Motion to recommend Approval of Application Z-2019 per Staff recommendation made by Jim Jarreau Seconded by Steve Thomas. All voted in favor and the motion passed.

ENTRY COORIDOR AND SITE PLAN

Consider SP-2016 – Request by Jennifer Henderson, P.E on behalf of the Hill Country Wellness Center for the Review of Design Guidelines and Standards for property located at 1006 S. State Hwy 16.

Janice Menking recused herself, Tim Dooley continued to act as Chairman.

Adam Riley presented the application. He stated the Applicant, Hill Country Wellness Center, is proposing to expand the current facility. This will result in a 5,000 sq ft building addition as well as several small site changes.

Tim Dooley asked Anna Hudson if Staff supported the proposed roof pitch over the new entrance. Anna stated what is presented is in accordance with the Entry Corridor Design Guidelines.


Staff recommends approval conditioned upon Approval of Landscape Plan and Civil Construction Plans.

Jim Jarreau made a motion to approve Application SP-2016 per Staff recommendation. Jeff Lawrence seconded the motion. All voted in favor and the motion carried.

ADJOURN

With nothing further to come before the Commission, Jim Jarreau moved to adjourn. Seconded by Steve Thomas. All voted in favor and the meeting was adjourned at 6:31 p.m.

PASSED AND APPROVED this 3rd day of March 2021.


SHELBY COLLIER, Development Coordinator


JANICE MENKING, Chairman